



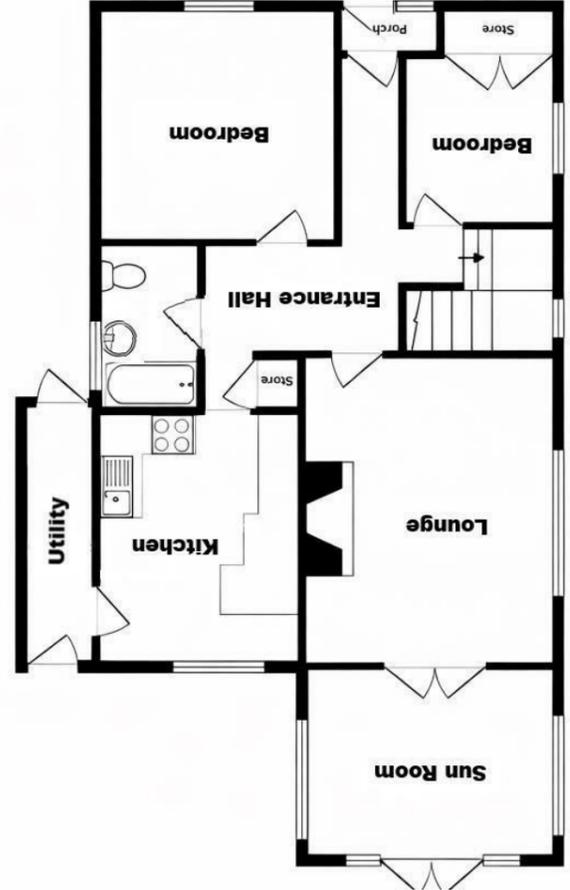
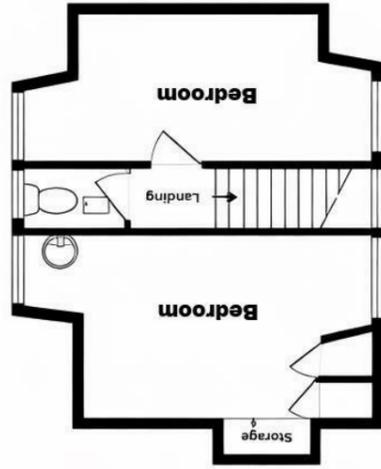
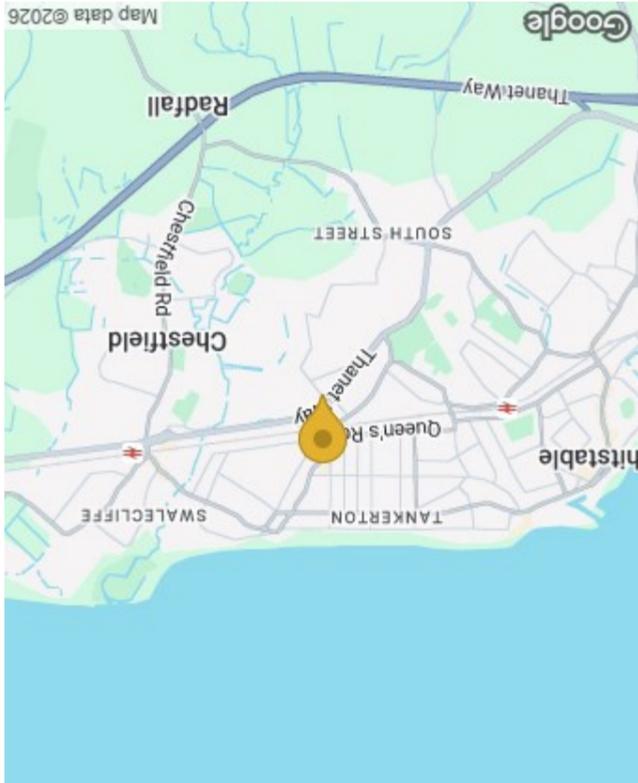
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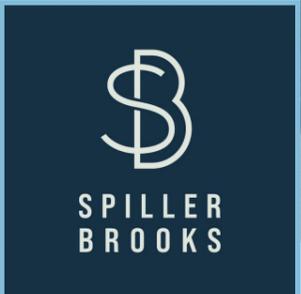
England & Wales	
EU Directive 2002/91/EC	Current Potential
Not environmentally friendly - higher CO2 emissions (1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

England & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs (1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

TOTAL FLOOR AREA: 117 sq. m. (1,286 sq. ft.) approx.  
 This notice is intended to provide a summary of the information contained in the Energy Performance Certificate (EPC) for the property. It is not intended to be a substitute for the EPC. For more information, please refer to the EPC. The information is based on the data provided by the seller and is not intended to be a guarantee of accuracy. The information is provided for your information only and is not intended to be a guarantee of accuracy. The information is provided for your information only and is not intended to be a guarantee of accuracy.



8 Clover Rise  
 WHITSTABLE, CT5 3HA



Working for you and with you

## 8 Clover Rise WHITSTABLE, CT5 3HA

Situated in the coastal town of Whitstable, renowned for its charming character, vibrant independent shops and excellent seafood restaurants, this deceptively spacious property has a pleasant south-westerly facing rear garden, perfect for enjoying the afternoon and evening sun.

A treasured home for many years, the accommodation would now benefit from a programme of updating, offering an excellent opportunity for a new owner to modernise and personalise the property to their own taste while enhancing its full potential.

Accessed via the nearby close, a detached garage adds to the appeal of this chalet bungalow, providing convenient vehicle space along with useful additional storage.

With both Sainsbury's and Tesco superstores within easy reach, this home is well situated for convenient everyday shopping and essential amenities.

With its unique blend of seaside charm, strong community feel, and easy access to London, Whitstable has become one of Kent's most sought-after coastal locations.

**£365,000**



### Entrance Hall

17'1 max x 14'5 (5.21m max x 4.39m)

### Lounge

15' x 12'1 (4.57m x 3.68m)

### Kitchen

11'8 x 10'1 (3.56m x 3.07m)

### Sun Room

12'3 x 9'4 (3.73m x 2.84m)

### Bedroom

11'7 max x 11'4 (3.53m max x 3.45m)

### Bedroom

8'3 x 7'6 (2.51m x 2.29m)

### Bathroom

8'3 x 5'8 (2.51m x 1.73m)

### Utility

13' x 3'7 (3.96m x 1.09m)

### Landing

### WC

### Bedroom

17'1 max x 9' (5.21m max x 2.74m)

### Bedroom

17'1 max x 7'5 (5.21m max x 2.26m)

### Detached Garage

### Tenure

This property is Freehold

### Council Tax Band

Band D: £2303.25 2025/26

May we respectfully suggest interested parties make their own enquiries.

### Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

### Adaptations

There are no adaptations to this property.

### Location & Lifestyle Amenities

The area is particularly popular with families and retirees due to its community atmosphere, nearby schools, and access to parks and open spaces.

Favoured Tankerton beach is within easy reach (0.7 miles). Known for its long shingle shoreline, colourful beach huts, and wide grassy slopes that overlook the sea, these slopes provide open green space ideal for walking, picnics, and enjoying views across the Thames Estuary, while at low tide visitors can walk out along the natural shingle causeway known as "The Street."

Major road links are easily accessible via the A299, providing convenient connections along the north Kent coast and beyond, while the nearby ferry port at Dover and the Channel Tunnel offer straightforward options for cross-Channel travel.

Whitstable mainline railway station provides fast and frequent links to London Victoria (1 hour 30 mins) and London St Pancras (1 hour 11 mins).

